Karen Johnson Davidson County
Batch# 769462 AFFIDAVIT
12/07/2021 03:16:51 PM 1 pg
Fees: $12.00 Taxes: $0.00
20211207-0162328

**This Instrument Prepared By and Return To:**
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206
(615) 383-2903

**Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.**

# SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Kara Wall**, hereinafter referred to as Affiant, on this the 3rd day of December, 2021, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant is an employee of Rudy Title and Escrow, LLC.

2. That Affiant prepared an Administrator's Deed dated June 25, 2021, and recorded on July 1, 2021 in Instrument Number **20210701-0089528**, in the Register's Office for Davidson County, Tennessee between Peggy D. Mathes, Administrator of the Estate of Melanie Jo Adams Kirby (as Grantor) and Team 9 Real Estate Solutions, LLC, a Tennessee limited liability company (as Grantee) in regards to the property located **114 Wiley Street. Madison. TN 37115.**

3. That the above-mentioned Administrator's Deed was recorded with clerical or typographical errors in the derivation, listing Peggy D. Mathes as Administrator for the incorrect estate.

4. That this portion of the derivation should have read as follows:

> Melanie Jo Adams died intestate October 22, 2020, her estate being administered through Davidson County Probate Court. Docket No. 20P-2197. Agreed Order to Sell Real Property dated March 5, 2021, recorded in said Probate Estate. Affidavit of Heirship states that William Travis Montague was the sole heir of Melanie Jo Adams Kirby, recorded in Instrument No. 20210309-0030432, in the Register's Office for Davidson County, Tennessee. **Peggy D. Mathes, Administrator of the Estate of Melanie Jo Adams Kirby**, was granted the authority to convey said property by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 20P-2197.

5. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

**Kara Wall, Affiant**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Kara Wall**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of December, 2021.

NOTARY PUBLIC
My Commission Expires: 5/5/25

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY